Transaction Set 824 - Application Advice

Transaction set (TS) 824 can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free form format. It is designed to accommodate the business need of reporting the acceptance, rejection, or acceptance with change of any transaction set. The application advice should not be used in place of a transaction set designed as a specific response to another transaction set.

HUD will use TS 824, Application Advice to notify mortgagees/lenders of errors within Application for Mortgage Insurance Benefits (TS 260); Mortgage Loan Default Status (TS 264); and Mortgage Record Change (TS 266).

For HUD, TS 824 will indicate the specific loan default report in error and detail the problem found during the edit of TS 264. Mortgagees/lenders will need to submit a corrected entry for that default case with a corrected TS 264.

TS 824 for TS 264 Outline

The following pages contain the 824 transaction set outline, as defined by the X12 standard version 003040, to be used in relation with TS 264.

824 Application Advice

Functional Group ID=**AG**

Introduction:

This Draft Standard for Trial Use contains the format and establishes the data contents of the Application Advice Transaction Set (824) for use within the context of an Electronic Data Interchange (EDI) environment. The transaction set can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free-form format. It is designed to accommodate the business need of reporting the acceptance, rejection or acceptance with change of any transaction set. The Application Advice should not be used in place of a transaction set designed as a specific response to another transaction set (e.g., purchase order acknowledgement sent in response to a purchase order).

Heading:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
Must Use	010	ST	Transaction Set Header	M	1		
Must Use	020	BGN	Beginning Segment	M	1		
			LOOP ID - N1			2	
	030	N1	Name	O	1		
Not Used	040	N2	Additional Name Information	O	2		
Not Used	050	N3	Address Information	O	2		
Not Used	060	N4	Geographic Location	O	1		
Not Used	070	REF	Reference Numbers	O	12		
Not Used	080	PER	Administrative Communications Contact	O	3		

Detail:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
			LOOP ID - OTI			>1	
Must Use	010	OTI	Original Transaction Identification	M	1		
	020	REF	Reference Numbers	O	12		c1
	030	DTM	Date/Time/Period	O	2		
Not Used	040	PER	Administrative Communications Contact	O	3		
Not Used	050	AMT	Monetary Amount	O	10		
Not Used	060	QTY	Quantity	O	10		
	065	N1	Name	O	1		
			LOOP ID - TED			>1	
Not Used	070	TED	Technical Error Description	O	1		
Not Used	080	NTE	Note/Special Instruction	O	100		

		LOOP ID - LM			>1
085	LM	Code Source Information	O	1	n1
Must Use 086	LQ	Industry Code	M	100	
Must Use 090	SE	Transaction Set Trailer	M	1	

Transaction Set Notes

1. Use of the LM loop is limited to the identification of industry unique application error conditions.

Transaction Set Comments

1. REF segments can be used as needed to further identify the original transaction set.

Electronic Data Interchange

Data Mapping Guide

The following data mapping guide for TS 824 for TS 264 is based on version 003040 of TS 824 as defined by the X12 standard. The guide presents essential information for each of the segments and the constituent data elements.

Data Mapping Guide
Transaction Set 824
Application Advice

Segment:	**ST** **Transaction Set Header**	
Position:	010	
Loop:		
Level:	Heading:	
Usage:	Mandatory	
Max Use:	1	
Purpose:	To indicate the start of a transaction set and to assign a control number	
Syntax Notes:		
Semantic Notes:	**1**	The transaction set identifier (ST01) used by the translation routines of the interchange partners to select the appropriate transaction set definition (e.g., 810 selects the Invoice Transaction Set).
Comments:		
Notes:	The ST segment is required each time a Transaction Set is sent.	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	ST01	143	**Transaction Set Identifier Code**	M ID 3/3
			Code uniquely identifying a Transaction Set	
			NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the ST segment (ST02) must be identical to the control number in the SE segment (SE02) for each transaction.	
			824 Application Advice	
Must Use	ST02	329	**Transaction Set Control Number**	M AN 4/9
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	

	Segment:	**BGN** Beginning Segment
	Position:	020
	Loop:	
	Level:	Heading:
	Usage:	Mandatory
	Max Use:	1
	Purpose:	To indicate the beginning of a transaction set
	Syntax Notes:	1　If BGN05 is present, then BGN04 is required.
	Semantic Notes:	1　BGN02 is the transaction set reference number.
		2　BGN03 is the transaction set date.
		3　BGN04 is the transaction set time.
		4　BGN06 is the transaction set reference number of a previously sent transaction affected by the current transaction.
	Comments:	1　BGN05 is the transaction set time qualifier.
	Notes:	The BGN segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	BGN01	353	**Transaction Set Purpose Code**	M	ID 2/2

Code identifying purpose of transaction set

HUD will send code "00" to identify the first transmission of an application advice to mortgagee in response to a previously sent TS 264 (default status report) from the mortgagee.
HUD will send code "41" to identify a "resubmit" TS 824 to mortgagee, if the original TS 824 advice is sent in error, and a corrected transaction is now sent to replace the original TS 824.

00		Original		
41		Corrected and Verified		

	Ref. Des.	Data Element	Name		Attributes
Must Use	BGN02	127	**Reference Number**	M	AN 1/30

Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.

HUD will send "TS264" to indicate this transaction set contains application advice for a TS 264 received previously from the mortgagee.

	Ref. Des.	Data Element	Name		Attributes
Must Use	BGN03	373	**Date**	M	DT 6/6

Date (YYMMDD)

	Ref. Des.	Data Element	Name		Attributes
	BGN04	337	**Time**	X	TM 4/8

Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)

	Ref. Des.	Data Element	Name		Attributes
Not Used	BGN05	623	**Time Code**	O	ID 2/2

Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and

M in the codes that follow
Refer to 003040 Data Element Dictionary for acceptable code values.

| **Not Used** | **BGN06** | **127** | **Reference Number** | **O** | **AN 1/30** |

Reference number or identification number as defined for a particular
Transaction Set, or as specified by the Reference Number Qualifier.

| **Not Used** | **BGN07** | **640** | **Transaction Type Code** | **O** | **ID 2/2** |

Code specifying the type of transaction
Refer to 003040 Data Element Dictionary for acceptable code values.

| **Not Used** | **BGN08** | **306** | **Action Code** | **O** | **ID 1/2** |

Code indicating type of action
Refer to 003040 Data Element Dictionary for acceptable code values.

	Segment:	**N1** Name
	Position:	030
	Loop:	N1 Optional
	Level:	Heading:
	Usage:	Optional
	Max Use:	1
	Purpose:	To identify a party by type of organization, name, and code
	Syntax Notes:	1 At least one of N102 or N103 is required.
		2 If either N103 or N104 is present, then the other is required.
	Semantic Notes:	
	Comments:	1 This segment, used alone, provides the most efficient method of providing organizational identification. To obtain this efficiency the "ID Code" (N104) must provide a key to the table maintained by the transaction processing party.
		2 N105 and N106 further define the type of entity in N101.

Notes: N1 contains the name of the receiving party, who is always the Servicing Mortgagee, along with the 10 digit HUD-assigned Mortgagee number.
HUD's application advice to the mortgagees consists of a standard set of 8 data elements, (7 mandatory and 1 optional) referenced in this Data Mapping Guide under the label: **Loan Default Notification Data**.
[M] is used to indicate Mandatory requirement.
[O] is used to indicate Optional requirement.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	N101	98	**Entity Identifier Code** M ID 2/2
			Code identifying an organizational entity, a physical location, or an individual
			Loan Default Notification Data: 1. Submitting Organization
			LV Loan Servicer
	N102	93	**Name** X AN 1/35
			Free-form name
	N103	66	**Identification Code Qualifier** X ID 1/2
			Code designating the system/method of code structure used for Identification Code (67)
			Loan Default Notification Data: 2. [M] Mortgagee Number (Lender ID)
			62 Servicing Mortgagee Number
	N104	67	**Identification Code** X AN 2/17
			Code identifying a party or other code
			Format: Maximum 10 AN characters, left justified.
Not Used	N105	706	**Entity Relationship Code** O ID 2/2
			Code describing entity relationship Refer to 003040 Data Element Dictionary for acceptable code values.

Not Used	N106	98	**Entity Identifier Code**	O	ID 2/2

Code identifying an organizational entity, a physical location, or an individual

Refer to 003040 Data Element Dictionary for acceptable code values.

Segment:	**OTI** Original Transaction Identification
Position:	010
Loop:	OTI Mandatory
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	To identify the edited transaction set and the level at which the results of the edit are reported, and to indicate the accepted, rejected, or accepted-with-change edit result
Syntax Notes:	1 If OTI09 is present, then OTI08 is required.
Semantic Notes:	1 OTI06 is the group date.
	2 OTI07 is the group time.
	3 If OTI11 is present, it will contain the version/release under which the original electronic transaction was translated by the receiver.
Comments:	1 OTI02 contains the qualifier identifying the business transaction from the original business application, and OTI03 will contain the original business application identification.
	2 If used, OTI04 through OTI08 will contain values from the original electronic functional group generated by the sender.
	3 If used, OTI09 through OTI10 will contain values from the original electronic transaction set generated by the sender.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	OTI01	110	**Application Acknowledgment Code**	M	ID 1/2

Code indicating the application system edit results of the business data

HUD will send code "BP" in every iteration of Loop OTI, each of which contains an application advice for a single FHA loan reported previously by mortgagee in TS 264.

     BP   Batch Partial Accept/Reject

	Ref. Des.	Data Element	Name		Attributes
Must Use	OTI02	128	**Reference Number Qualifier**	M	ID 2/2

Code qualifying the Reference Number.

Loan Default Notification Data:
3. FHA Case Number

     Z8   Federal Housing Administration Case Number
                          The unique loan number assigned by the Federal
                          Housing Administration (FHA) to each FHA loan

	Ref. Des.	Data Element	Name		Attributes
Must Use	OTI03	127	**Reference Number**	M	AN 1/30

Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.

Format: Maximum 11 AN characters, left justified. Include hyphen.

	Ref. Des.	Data Element	Name		Attributes
Not Used	OTI04	142	**Application Sender's Code**	O	AN 2/15

Code identifying party sending transmission; codes agreed to by trading partners

	Ref. Des.	Data Element	Name		Attributes
Not Used	OTI05	124	**Application Receiver's Code**	O	AN 2/15

Code identifying party receiving transmission. Codes agreed to by trading partners

Not Used	OTI06	373	**Date**	O	DT 6/6

Date (YYMMDD)

Not Used	OTI07	337	**Time**	O	TM 4/8

Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)

Not Used	OTI08	28	**Group Control Number**	X	N0 1/9

Assigned number originated and maintained by the sender

Not Used	OTI09	329	**Transaction Set Control Number**	O	AN 4/9

Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set

Not Used	OTI10	143	**Transaction Set Identifier Code**	O	ID 3/3

Code uniquely identifying a Transaction Set
Refer to 003040 Data Element Dictionary for acceptable code values.

Not Used	OTI11	480	**Version / Release / Industry Identifier Code**	O	AN 1/12

Code indicating the version, release, subrelease, and industry identifier of the EDI standard being used, including the GS and GE segments; if code in DE455 in GS segment is X, then in DE 480 positions 1-3 are the version number; positions 4-6 are the release and subrelease, level of the version; and positions 7-12 are the industry or trade association identifiers (optionally assigned by user); if code in DE455 in GS segment is T, then other formats are allowed
Refer to 003040 Data Element Dictionary for acceptable code values.

	Segment:	**REF** Reference Numbers
	Position:	020
	Loop:	OTI Mandatory
	Level:	Summary:
	Usage:	Optional
	Max Use:	12
	Purpose:	To specify identifying numbers.
	Syntax Notes:	1 At least one of REF02 or REF03 is required.
	Semantic Notes:	
	Comments:	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**REF01**	**128**	**Reference Number Qualifier**	**M ID 2/2**
			Code qualifying the Reference Number.	
			Loan Default Notification Data:	
			4. Mortgage Loan Number	
			LD Loan Number	
	REF02	**127**	**Reference Number**	**X AN 1/30**
			Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.	
			Format: Maximum 20 AN characters, left justified. Include hyphens, if used.	
Not Used	**REF03**	**352**	**Description**	**X AN 1/80**
			A free-form description to clarify the related data elements and their content	

	Segment:	**DTM** Date/Time/Period
	Position:	030
	Loop:	OTI Mandatory
	Level:	Summary:
	Usage:	Optional
	Max Use:	2
	Purpose:	To specify pertinent dates and times
	Syntax Notes:	1 At least one of DTM02 DTM03 or DTM06 is required.
		2 If either DTM06 or DTM07 is present, then the other is required.
	Semantic Notes:	
	Comments:	
	Notes:	The DTM segment provides the month ending date.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	DTM01	374	Date/Time Qualifier	M	ID 3/3
			Code specifying type of date or time, or both date and time		
			Loan Default Notification Data:		
			5. Period Ending Date		
			174 Month Ending		
	DTM02	373	Date	X	DT 6/6
			Date (YYMMDD)		
Not Used	DTM03	337	Time	X	TM 4/8
			Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)		
Not Used	DTM04	623	Time Code	O	ID 2/2
			Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow		
			Refer to 003040 Data Element Dictionary for acceptable code values.		
Not Used	DTM05	624	Century	O	N0 2/2
			The first two characters in the designation of the year (CCYY)		
Not Used	DTM06	1250	Date Time Period Format Qualifier	X	ID 2/3
			Code indicating the date format, time format, or date and time format		
			Refer to 003040 Data Element Dictionary for acceptable code values.		
Not Used	DTM07	1251	Date Time Period	X	AN 1/35
			Expression of a date, a time, or range of dates, times or dates and times		

Segment:	**N1** Name
Position:	065
Loop:	OTI Mandatory
Level:	Summary:
Usage:	Optional
Max Use:	1
Purpose:	To identify a party by type of organization, name, and code
Syntax Notes:	1 At least one of N102 or N103 is required.
	2 If either N103 or N104 is present, then the other is required.
Semantic Notes:	
Comments:	1 This segment, used alone, provides the most efficient method of providing organizational identification. To obtain this efficiency the "ID Code" (N104) must provide a key to the table maintained by the transaction processing party.
	2 N105 and N106 further define the type of entity in N101.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	**N101**	**98**	**Entity Identifier Code**	**M**	**ID 2/2**
			Code identifying an organizational entity, a physical location, or an individual		
			Loan Default Notification Data: 6. Mortgagor's Name		
			QP Principal Borrower		
	N102	**93**	**Name**	**X**	**AN 1/35**
			Free-form name		
			Format: Maximum 22 AN characters. First 20 characters for the Last Name. Remaining 2 characters for the initial of the First Name, followed by the initial of the Middle Name.		
	N103	**66**	**Identification Code Qualifier**	**X**	**ID 1/2**
			Code designating the system/method of code structure used for Identification Code (67)		
			Loan Default Notification Data: 7. [O] Mortgagor's Social Security Number		
			34 Social Security Number		
	N104	**67**	**Identification Code**	**X**	**AN 2/17**
			Code identifying a party or other code		
			Format: Always 9 AN characters, left justified. NO hyphens.		
Not Used	**N105**	**706**	**Entity Relationship Code**	**O**	**ID 2/2**
			Code describing entity relationship Refer to 003040 Data Element Dictionary for acceptable code values.		
Not Used	**N106**	**98**	**Entity Identifier Code**	**O**	**ID 2/2**
			Code identifying an organizational entity, a physical location, or an individual Refer to 003040 Data Element Dictionary for acceptable code values.		

Electronic Data Interchange

Segment:	**LM** Code Source Information
Position:	085
Loop:	LM Optional
Level:	Summary:
Usage:	Optional
Max Use:	1
Purpose:	To transmit standard code list identification information
Syntax Notes:	
Semantic Notes:	
Comments:	**1** LM02 identifies the applicable industry code list source information.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	LM01	559	**Agency Qualifier Code**	**M ID 2/2**
			Code identifying the agency assigning the code values	
			HUD will send code "HU" to identify itself as the party assigning the Notice code. Code values in LQ02, data element 1271 - Industry Code.	
			HU Department of Housing and Urban Development	
Not Used	LM02	822	**Source Subqualifier**	**O AN 1/15**
			A reference that indicates the table or text maintained by the Source Qualifier	

Segment:	**LQ** Industry Code
Position:	086
Loop:	LM Optional
Level:	Summary:
Usage:	Mandatory
Max Use:	100
Purpose:	Code to transmit standard industry codes
Syntax Notes:	1 If LQ01 is present, then LQ02 is required.
Semantic Notes:	
Comments:	
Notes:	HUD will send ONE notice code to mortgagee in each iteration of the LQ segment. The LQ segment may be repeated many times to transmit the entire list of notice codes necessary to advise mortgagees of default cases previously reported to HUD in TS 264.
The order in which notice codes will be sent is as follows: Status notice will be sent first, followed by Reject notice and Advice notice codes.

Data Element Summary

Ref. Des.	Data Element	Name	Attributes
LQ01	**1270**	**Code List Qualifier Code**	**O ID 1/3**
		Code identifying a specific industry code list	
		Reserved for Future Use.	
		Refer to 003040 Data Element Dictionary for acceptable code values.	
LQ02	**1271**	**Industry Code**	**X AN 1/20**
		Code indicating a code from a specific industry code list	

Loan Default Notification Data:
8. [M] Notice Codes.
Format: Always 2 AN characters.
The first character of the 2-character code in LQ02 identifies the type of notice. Status Notice codes are alpha-numeric and Reject Notice codes begin with an "R".

For explanation of numerical loan status codes see Transaction Set 264, SOM segment, pos. 250, Loop 0212, data element SOM01.

Status Notice codes:
09   Special Forbearance
10   Partial Claim Started
12   Repayment Plan
13   Paid in Full
15   Preforeclosure Acceptance Plan Available
17   Preforeclosure Sale Closing Plan Accepted
20   Reinstated by Mortgagor Who Retains Ownership w/o LM incentive.
21   Reinstated by Assumptor
22   Servicing Transferred or Sold to Another Mortgagee
24   Government Seizure
25   Cancel Last Code Reported

26   Refinance started
28   Modification started
30   Third Party Sale
32   Military Indulgence
3B   Pre-Qualification for 601
42   Delinquent
44   Deed-in-Lieu Started
46   Property Conveyed to Insurer
47   Deed-in-Lieu Completed & Conveyed
48   Claim without Conveyance of Title
49   Assignment Completed
68   First Legal Action to Commence Foreclosure
1A   Foreclosure Sale Held
1G   Eviction Completed
29   Charge-off
31   Probate
34   Natural Disaster
59   Chapter 12 Bankruptcy
65   Chapter 7 Bankruptcy
66   Chapter 11 Bankruptcy
67   Chapter 13 Bankruptcy
69   Bankruptcy Plan Confirmed
73   Property Redeemed
76   Bankruptcy Court Clearance Obtained
77   Foreclosure Deed Recorded
98   Reinstated after Loss Mitigation Intervention
AO   Ineligible for Loss Mitigation
AS   HUD FC Moratorium
ZX   Cancel
ZY   No Mortgage Status Code

Advice Notice codes:
A1   Property Street
A2   Property City
A3   Property State
A4   Property Zip Code
B1   Submitting Organization
B2   Mortgage Loan Number
B3   Unpaid Balance
B4   Mortgagor Name
B5   Mortgagor SSN
B6   Co-mortgagor Name
B7   Co-mortgagor SSN
C1   SOA ADP Code
C2   Occupancy Status Code
C4   Cause of Default Code
D1   First Payment Due Date
D2   Oldest Unpaid Installment Date
D3   Mortgage Status Date
D4   Occupancy Status Date

Reject Notice codes:
R1   Mortgagee Number
R2   FHA Case Number
R3   Invalid Opening Status Code
R4   Invalid Oldest Unpaid Installment Date

Segment:	**SE** Transaction Set Trailer	
Position:	090	
Loop:		
Level:	Summary:	
Usage:	Mandatory	
Max Use:	1	
Purpose:	To indicate the end of the transaction set and provide the count of the transmitted segments (including the beginning (ST) and ending (SE) segments).	
Syntax Notes:		
Semantic Notes:		
Comments:	**1** SE is the last segment of each transaction set.	
Notes:	The SE segment is required each time a Transaction Set is sent.	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	SE01	96	**Number of Included Segments**	M N0 1/10
			Total number of segments included in a transaction set including ST and SE segments	
Must Use	SE02	329	**Transaction Set Control Number**	M AN 4/9
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	
			NOTE: The control number is assigned and generated by the HUD's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the ST segment (ST02) for each transaction.	

Electronic Data Interchange

Paperless Default Reporting

Changes have occurred as a result of the conversion to EDI, which impact forms and procedures. The changes are as follows:

·   A revised form HUD-92068A, dated 6/2006, has replaced the previous HUD-92068A and is available at www.hudclips.org.

Mortgagees utilizing EDI to submit default information will use X12 TS 264, Mortgage Loan Default Status. One or more default cases can be reported in a single TS 264, as shown in the business scenarios and the data-mapping guide.

Batch Control and Processing. The electronic communication process will consist of the following:

- The mortgagee, using in-house applications software, creates a TS 264 to report on one or more loans in default, i.e., have had no payments for 30 days (at least one full installment due and unpaid). The TS 264 transmission must be received at HUD by the 5th working day of the month. The default information should be completed without errors, assuming the mortgagee has updated its mortgage loan default form generation software based on the specifications provided by HUD. This information is sent to HUD electronically via the mortgagee's VAN.

- HUD sends a TS 997, Functional Acknowledgment, back to the mortgagee electronically indicating the TS 264 was received.

- HUD processes the contents of the TS 264. If an error is detected for any of the cases within the TS 264, HUD will send an Application Advice, TS 824, to the mortgagee indicating the specific mortgage loan default report in error and detailing the problem.

- If a TS 824 is received, the mortgagee needs to submit a corrected entry for that default case within a corrected transaction set 264.

- The mortgagee continues to submit TS 264 containing mortgagee loan defaults by the 5th working day of every month. When a specific default case is closed, either because an insurance claim is processed or the default is cured, the mortgagee indicates the reason using the proper Status Code (HUD-92068A Section 16a; groups AR, CT, or NC; or ML 06-15 Appendix 1, as appropriate) in the correct location in TS 264.

It is the mortgagee's responsibility to:

- incorporate the specifications provided by HUD into their form generation software.

- generate the TS 264 correctly and transmit it on time.

- monitor their EDI mailbox for HUD-initiated messages, i.e. TS 997 and TS 824.

- respond to TS 824 with timely corrections.

The mortgagee will need to check their mailbox regularly. The TS 997 does not require any processing on the part of the mortgagee; however, TS 824 does. If a TS 824 is received, the mortgagee's EDI software should send a TS 997 to HUD confirming receipt. The mortgagee will use the TS 824 information to correct the loan in error and submit the corrected transaction with the appropriate code in the BGN segment to indicate, "Corrected and verified" as part of a TS 264.